Total Fees Due: $ 580.00 ✓
Application Fee: $550.00 plus $30.00 per acre *pd.*

Date Application & Fee Received: *12-5-19*
Received by: *aBanks*

Application for Change of Zoning District (Rezoning)
City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 628, 648, 658 Virginia Avenue

Tax Map Number: *39-Z-14, 39-Z-16, 39-Z-17* Sheet: _____ Block: 7 Lot: 14, 16, 17 Total Land Area: 18750 sq. ft. acres or sq. ft.

Existing Zoning District: R2 Proposed Zoning District: R8

Existing Comprehensive Plan Designation: *Neighborhood Residential*

Section 2: Property Owner's Information

Property Owner's Name: Central Valley Habitat for Humanity

Street Address: PO Box 245 Email: david@centralvalleyhabitat.org

City: Bridgewater State: VA Zip: 22812

Telephone: Work: (540) 828-6288 Fax: (540) 828-0508 Mobile/Home: _____

Section 3: Owner's Representative Information
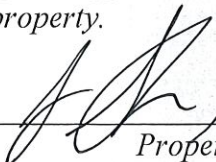
Owner's Representative: David Wenger

Street Address: PO Box 245 Email: david@centralvalleyhabitat.org

City: Bridgewater State: VA Zip: 22812

Telephone: Work: (540) 828-6288 Fax: (540) 828-~~6288~~ *0508* Mobile/Home: (540)833-4544

David Wenger

Section 4: Certification

I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.

Signature: _____ , *SECRETARY, BOARD OF DIRECTORS*
Property Owner

Section 5: Required Attachments to be provided by Applicant

- [✓] Letter explaining Proposed Use & Reasons for Seeking Change in Zoning
- [✓] Statement of Proffers, if applying for conditional rezoning
- [✓] Survey of Property or Site Map
- [✓] Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department - Applicant is responsible for coordinating with Public Works Department prior to submitting Rezoning application. More information at www.harrisonburgva.gov/traffic-impact-analysis.

Page 1 of 1

Last Updated: 6/27/2018

Central Valley Habitat for Humanity®

December 27, 2019

City of Harrisonburg
Department of Community Development
409 South Main Street
Harrisonburg, VA 22801

To Whom It May Concern:

This letter is a written request from Central Valley Habitat for Humanity (CVHfH) seeking a change in zoning for three lots at 628, 648 and 658 Virginia Avenue. We are requesting that the lot zoning be changed to R8.

Central Valley Habitat for Humanity, CVHfH, is a non-profit organization with a vision of providing strength and stability to communities, individuals, and families by supporting the quest for a decent, affordable place to live. In order to help address the problem of affordable housing and offer a home to low-income individuals and families, CVHfH continually looks for ways to provide cost effective housing. Changing the existing code to R8 would enable us to increase the number of individuals or families served from 3 to 6 by allowing construction of duplexes on these lots. It is understood that the properties would have to be subdivided, but the change in zoning would minimize the cost of construction for the families served.

During the past year I have been a part of numerous meetings with the intent of discussing ways to support the construction of affordable housing in Harrisonburg. I was excited to learn the City Council approved the use of a new zoning code and saw it as a tangible step to support this goal. **As the first request for the use of the new R8 zoning code, this request if the perfect opportunity to set a positive precedent for future requests for the following reasons.**

1. By approving this request and partnering with CVHfH, Harrisonburg City has an example of the intent to provide affordable housing for its citizens.
2. CVHfH has a long history of working in Harrisonburg City in a positive manner that not only creates affordable homes but maintains it as affordable housing.
3. CVHfH provides a service that is unique to the city and county.
4. CVHfH already has a presence in this community and will continue to maintain a standard of quality, efficiency, and aesthetically pleasing construction in the community. Specifically, we will use designs that are similar to the houses we have already constructed and we will remove existing structures that are currently on 628 Virginia Avenue.
5. This plan is consistent with construction in the community since duplex construction has already been established in the area.

Thank you for your consideration of this request. The standard we set using the rezoning process for this project will be a positive example of the use of R8 zoning in future situations.
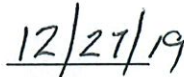
David Wenger, Executive Director

December 27, 2019

In Connection with the rezoning Request for the property located at 628, 648 and 658 Virginial Avenue and identified as tax map parcels 39-Z-14, 16, and 17 the following is proffered.

There shall be no driveway entrances along the frontage of 658 Virginia Avenue (TM39-Z-17).

David Wenger, Executive Director

Central Valley Habitat for Humanity

12/27/19

Date

City of Harrisonburg, VA
Department of Public Works

Determination of Need for a
Traffic Impact Analysis (TIA)
www.harrisonburgva.gov/traffic-impact-analysis

Must be submitted to the Public Works Department 5 business days prior to the Planning Commission application deadline

Contact Information	
Consultant Name: Telephone: E-mail:	
Owner Name: Telephone: E-mail:	Central Valley Habitat for Humanity 540-828-6288 david@centralvalleyhabitat.org
Project Information	
Project Name:	**628, 648 and 658 Virginia Ave rezoning**
Project Address: TM #:	628, 648 and 658 Virginia Ave 39 Z 14, 39 Z 16, and 39 Z 17
Existing Land Use(s):	**Vacant (R-2 zoning)**
Proposed Land Use(s): (if applicable)	**Duplexes (R-8 zoning)**
Submission Type:	Comprehensive Site Plan ◯ Special Use Permit ◯ Rezoning ◉ Preliminary Plat ◯
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Construct a duplex on each of the 3 lots
Peak Hour Trip Generation (from row 15 on the second page)	
AM Peak Hour Trips:	4
PM Peak Hour Trips:	6

(reserved for City staff)

TIA required? Yes _____ No __X__
Comments:

The "Single-Family Detached Housing" ITE code was considered appropriate, as there is no code for duplexes.

Accepted by: _Jahab gum Felde_   Date: _12/4/19_

Revised Date: November 2019

Peak Hour Trip Generation by Land Use

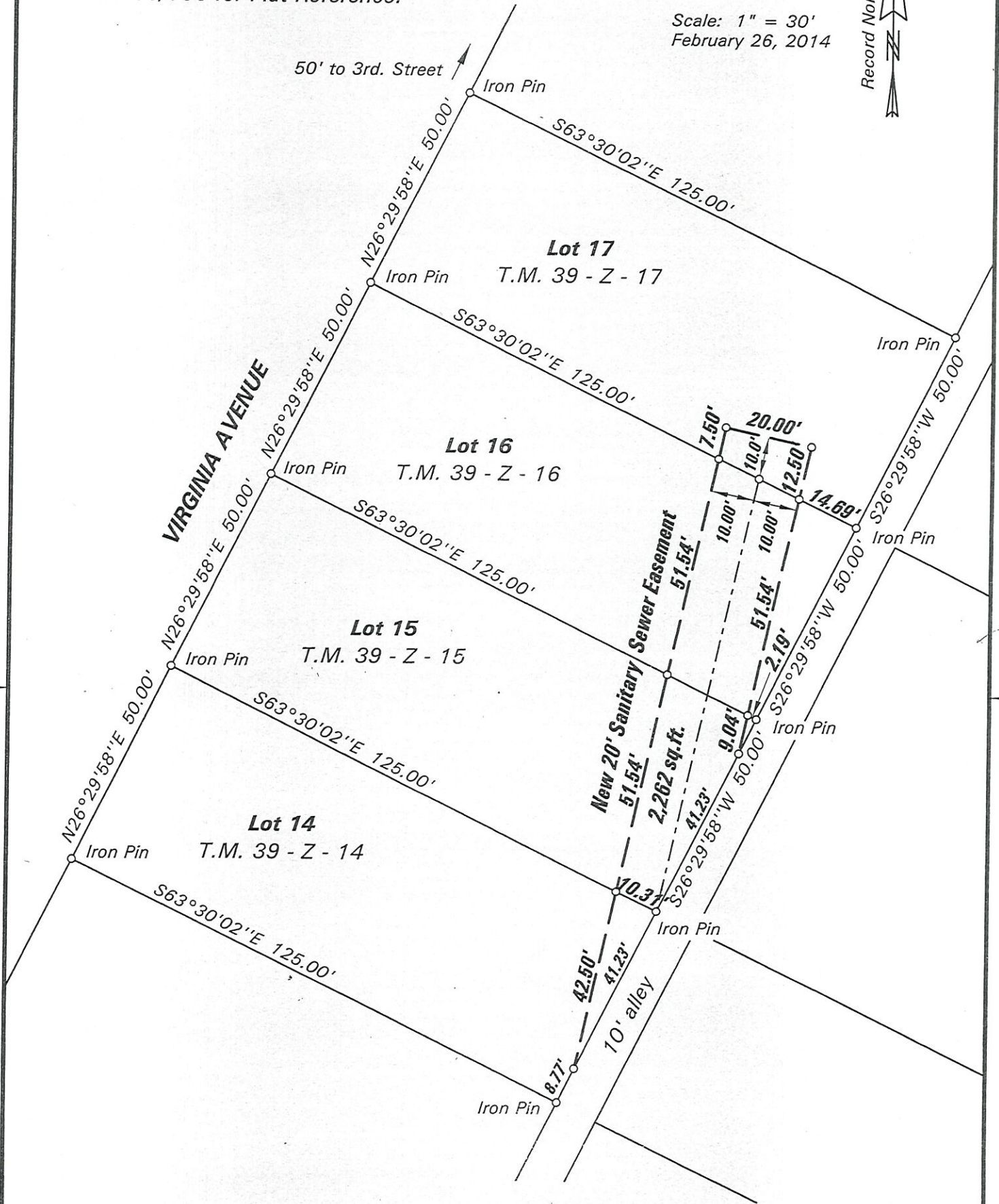| Row		ITE Land Use	ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Single-Family Detached Housing	210	Dwelling Units	6	4	6
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7		Total New Trips					
8	Existing #1	Vacant	N/A	N/A	N/A	0	0
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14		Total Existing Trips					
15		Final Total (Total New – Total Existing)				4	6

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.

2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).

3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.

4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).

5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.

Revised Date: November 2019

Tax Map: 39 - Z - 14, 15, 16, 17
Owner: Central Valley Habitat For Humanity, Inc.
See D.B. 4316/720 for Title Reference.
See D.B. 38/166 for Plat Reference.

Scale: 1" = 30'
February 26, 2014

Record North

50' to 3rd. Street

Iron Pin

S63°30'02"E 125.00'

N26°29'58"E 50.00'

Lot 17
T.M. 39 - Z - 17

Iron Pin

Iron Pin

S63°30'02"E 125.00'

N26°29'58"E 50.00'

VIRGINIA AVENUE

Lot 16
T.M. 39 - Z - 16

7.50'
20.00'
10.0'
12.50'

Iron Pin

S63°30'02"E 125.00'

10.00'
14.69'

N26°29'58"E 50.00'

S26°29'58"W 50.00'

Iron Pin

New 20' Sanitary Sewer Easement

51.54'

10.00'

10.00'

Lot 15
T.M. 39 - Z - 15

51.54'

Iron Pin

S63°30'02"E 125.00'

51.54'

51.54'

2.19'

N26°29'58"E 50.00'

S26°29'58"W 50.00'

Iron Pin

2,262 sq.ft.

9.04'

Lot 14
T.M. 39 - Z - 14

51.54'

41.23'

Iron Pin

S63°30'02"E 125.00'

10.31'

Iron Pin

S26°29'58"W 50.00'

42.50'
41.23'

8.77'

10' alley

Iron Pin

Plat Of A New 20' Sanitary Sewer Easement
Lots 14,15,16,17, Block 7, Wise's Addition
City of Harrisonburg, Virginia

INGRAM - HAGEN & CO., P.L.C.
Surveyors - Engineers - Planners
140 OLD BRIDGEWATER ROAD
MOUNT CRAWFORD, VIRGINIA 22841
Telephone (540) 828-2778

Job #21339B

COMMONWEALTH OF VIRGINIA
DAVID LEE INGRAM
(LICENSE NO
1235
LAND SURVEYOR
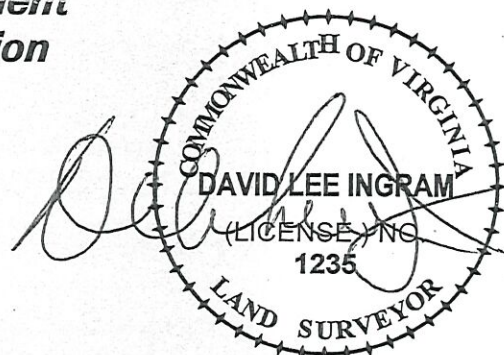
This is not a true, certified copy unless the
signature hereon is an original signing.